

RESOLUTION NO: 99-033

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE A MODIFICATION OF PARKING STANDARDS
IN CONJUNCTION WITH AN OFFICE CONVERSION PROJECT
SITE PLAN 99002
(NORFLEET - OWNER / ST. MARTIN - APPLICANT)

APN: 09-235-04

WHEREAS, Lloyd St. Martin has requested that the Planning Commission consider reducing the required number of parking spaces (from 8 spaces to 6 spaces) in conjunction with the conversion of a residence to office, located at 1924 Spring Street, and

WHEREAS, this property is within the City's Office Professional (OP) zoning district which allows for the Commission to consider parking code modifications subject to written notification being mailed to adjoining properties and a finding that any such modification would not be detrimental to surrounding properties, and

WHEREAS, written notice of the applicant's request was mailed to adjoining property owners (also across the street) ten (10) days prior to the Planning Commission holding a public meeting on the request, and

WHEREAS, a public hearing was conducted by the Planning Commission on May 11, 1999 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed parking reduction, and

WHEREAS, this parcel is located mid-block in an Office Professional zoning district and is the only remaining parcel which is not currently developed to commercial office standards, and

WHEREAS, the overall site improvements being provided will enhance the commercial character of this parcel and bring it into closer conformance with the site development standards applicable to the Office Professional District and those parcels adjacent and within the same zoning district, and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds that, subject to the conditions of approval listed below, that the reduction of required parking spaces by one stall, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve a parking stall reduction (from 8 to 6 spaces) for property located at 1924 Spring Street, subject to the following conditions of approval:

1. The project shall be constructed so as to substantially conform with the attached site plan (Exhibit A).
2. The project site shall meet all other site development requirements as outlined in the Office Professional District Chapter of the zoning code.
3. Prior to construction, the applicant shall submit an enhanced site plan which shows new planter landscaping, fencing, concrete curbing to separate parking and planter areas, and a designated trash collection area. This plan shall be reviewed by the Planning staff and approved prior to start of improvements.
4. Any signs shall be subject to review and approval by the Development Review Committee (DRC) and shall comply with the City's sign standards for the OP District.

PASSED AND ADOPTED THIS 11th day of May, 1999 by the following roll call vote:

AYES: FERRAVANTI, FINIGAN, NEMETH, STEINBECK, TASCONA, WARNKE

NOES: NONE

ABSENT: JOHNSON

ABSTAIN: NONE

CHAIRMAN ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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